Tampa Bay Regional Planning Council
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ARS

Annual Report Summary

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DRI #266 - WATERSET (F/K/A WOLF CREEK BRANCH S/D)
HILLSBOROUGH COUNTY
RY 2013-14

On January 23, 1990, Hillsborough County granted the initial Development Order (Resolution No. R90-0031) for DRI #207 to the Magnolia Management Corporation for a three-phase, 628-acre, multi-use development located west of I-75 and north of 19th Avenue in southwest Hillsborough County. Only Phase 1 was granted specific approval. Specific approval of (then proposed) Phases 2 & 3 were contingent upon further transportation analyses.

The DRI #207 Development Order was amended three times, most recently on December 10, 2002 (Resolution No. R02-275). The amendments extended each of the phase buildout dates and the Development Order expiration date. The Development Order was scheduled to expire on January 23, 2020.

On December 12, 2006, Hillsborough County adopted a Substantial Deviation Development Order (Resolution No. R06-276) for the project. The SDDO authorized consolidation of former project phases and expanded the project by 990 acres, 3,167 residential units, 248,480 sq. ft. of Retail and 58,900 sq. ft. of Office. The expanded project is now situated on 1,518± acres in southern Hillsborough County, generally west of I-75, north of 19th Avenue and the South Shore Corporate Park DRI, east of the C.S.X. Railroad and south of S.R. 672 and the Southbend DRI, approximately 11.5 miles north of Manatee County. The Development Order expires on December 31, 2025.

The SDDO has been amended just once, on February 8, 2011 (Resolution No. 11-016), to authorize the following modifications to the Development Order: changed the name of the DRI to "Waterset" with development components known as "Waterset North" and "Waterset South"; added 569.99 acres and corresponding 1,005 Single-Family residential units resulting from transference of land and entitlements from the Southbend DRI to a parcel referred to as "Waterset North"; incorporated the transportation obligations associated with the 1,005 Single-Family residential units as previously recognized within the Southbend DRI; recognized that the traffic monitoring initiation threshold will remain 1,000 units and may be constructed anywhere within the project; added a Land Use Equivalency Matrix component applicable only to Waterset North entitlements; revised the Annual Report anniversary date to March 31st; and extended the buildout date for only the Waterset South (formerly known as "Wolf Creek Branch S/D") portion of the project and the Development Order expiration date by five-year periods. This particular extension did not apply to the "Waterset North" since that portion of the project had inherited the development schedule previously assigned to a portion of the Southbend DRI (#145).

The buildout and Development Order expiration dates were subsequently extended by an additional five years and 120 days in association with 2011 legislation (HB7207) and Executive Orders enacted by the Governor during 2012. The Development Order associated with Waterset North and Waterset South portions of the project expire on April 28, 2021 and April 30, 2036, respectively. The revised buildout dates associated with each of these portions of the project are reflected in the Table below.

The following constitutes the revised development schedule:

LAND USE	WATERSET NORTH (Buildout: 4/30/2019)	WATERSET SOUTH (Buildout: 4/28/2029)	TOTAL
Residential (Units)	1,005	5,423	6,428
Single-Family Detached	1,005	3,065	4,070
Single-Family Attached	0	991	991
Multi-Family	0	1,367	1,367
Commercial (Sq. Ft.)	0	348,480	348,480
Office (Sq. Ft.)	0	108,900	108,900
Schools (#)	0	2	2
Elementary	0	1	1
Middle	0	1	1
Regional Sport Complex (Acres)	0	80	80
Parks	0	46	46

On January 28, 2014, the Developer submitted a Notice of Proposed Change application requesting modifications to the Development Order, which remain under review and consideration, including:

Master Development Plan Modifications

- Combine the Single-Family and Multi-Family into a single "Residential" classification;
- Incorporate the 17 acres of "Park Space" into the Residential areas;
- Illustrate the alternative location of the 80-acre County Park adjacent to the U.S. 41 at Apollo Beach Boulevard extension if acceptable to Hillsborough County;
- Add a 75-acre Town Center adjacent to the Apollo Beach extension at U.S. 41;
- Remove the arrow reflecting a potential/future I-75 overpass on the eastern side of the project. Right-of-way preservation shall remain illustrated in the event this overpass if deemed appropriate in the future; and
- Reclassify two previously identified "Village Centers" as "Mixed Use" areas and designate a third such area at the northern boundary of the DRI.

Acreage Changes

- Add a 22.39-acre parcel (Elsberry North) to the western portion of the project;
- Increase Mixed-Use area (formerly Village Centers) by 45 acres, inclusive of one newly-designated Mixed Use area and the incorporation of Multi-Family parcels into the southernmost Mixed Use area;
- Decrease Residential by 110.16 acres with no corresponding reduction in Residential units. This reduction is based on the addition of Town Center designation and the increase of acreage in the Mixed Use areas;

- Add a Town Center component containing 75 acres;
- Increase "Major Roads" by 10.45 acres; and
- Increase of Wetlands by 2.1 acres resulting from the Elsberry North parcel addition.

Entitlements and Phasing

- Combine Waterset North and Waterset South into a single-phase with a unified buildout date of April 28, 2029;
- Retain the overall number of Residential units (6,428) but allow conveyance of some units to Town Center and Mixed Use areas; and
- Increase Commercial by 150,000 sq. ft. (to 498,480 sq. ft.) and Office by 90,000 sq. ft. (to 198,900 sq. ft.) to be located in the Mixed Use North and Town Center parcels.

Other

- Extend the frequency of monitoring from "Annual" to "Biennial"; and
- Update various Conditions for consistency with current development plans and to reflect current practices.

PROJECT STATUS

Development this Reporting Year: a 8,444 sq. ft. Montessori school and 155 Single-Family Detached units were constructed within Waterset North.

Cumulative Development: 187 Single-Family Detached units (inclusive of 10 model homes), a 6,195 sq. ft. Day Care facility [a Commercial use] and the above-reference 8,444 sq. ft. Montessori school [a Commercial use] have all been constructed within Waterset North. While Commercial uses are not presently approved within Waterset North portion of the project, the pending NOPC will address the presence of the Day Care facility and perhaps other Commercial uses. Development has not been initiated within Waterset South.

Projected Development: no specific development activity has been identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition D.2.b. specifies the roadway improvements required of the Developer prior to the earlier of: (1) issuance of building permits for 2,800 residential units within Waterset South or the equivalent thereof based on ITE PM peak hour trip generation rates; or (2) December 31, 2019, whichever occurs earlier.

2. Condition D.2.d. identifies additional roadway improvements that are required by the Developer and the timeline for completion thereof. Construction of these improvements shall be initiated upon the issuance of building permits for the 1,201st, 2,801st, and 3,201st residential unit (or equivalent) within Waterset South. A timeline for completion of the Waterset South intersection improvements (i.e. necessary turn lanes and signalization) has also been established as identified in Condition D.2.e.

3. The Developer has indicated that the Waterset North intersection improvement (i.e. Big Bend Drive @ Waterset Drive) and associated signalization have been completed in accordance with Condition D.3.

4. In accordance with Condition D.4.d., an annual traffic monitoring program shall commence with completion of 1,000 dwelling units and continued until buildout. The monitoring shall demonstrate that the project is not exceeding the 5,534 net external P.M. peak hour trips, 708 pass-by trips and 306 internal trips for a total of 6,548 trips approved within Waterset South **and** the 766 net external P.M. peak hour trips, 0 pass-by trips and 38 internal trips for a total of 804 trips approved within Waterset North.

5. All mitigation areas and littoral shelves shall be monitored quarterly for a period of one year and semi-annually for the next three years as required by Condition D.5.e. Monitoring shall include species diversity composition, spreading (regeneration) and exotic species encroachment. Additional planting shall be required to maintain an 85 percent survival of planted species at the end of the three-year monitoring period. In this regard, the Developer has submitted the results of such monitoring (with photographs) as conducted in April and October 2013. These constitute the first two of ten such monitoring events.

6. The Developer indicated their continued consistency with Condition D.5.h. which requires submittal of a *Wetland/Lake Management Plan* to TBRPC for review and to Hillsborough County, FDEP and SWFWMD for approval prior to development approval for each increment or phase. The Plan shall address but not be limited to, wetlands to be preserved, proposed wetland/lake alteration, control of exotic species, mitigation of lost wetlands, control of on-site water quality, and methods for wetland restoration/enhancement.

7. The Developer previously acknowledged that an *Upland Management Plan* [Condition D.9.f.], a *Potable Water and Non-Potable Water Use Plan* [Condition D.11.j.] and a *Master Stormwater Management Plan* [Condition D.14.e.] were all submitted in February 2008 or prior.

8. The Developer submitted the quarterly Surface and Groundwater monitoring results on CD Rom with the RY 2013-14 Annual Report, in accordance with Condition D.14.b. The monitoring of required sites was conducted on May 3, August 7 and October 23, 2013. However, it was noted that samples could not be collected during the first quarter of 2013 since only a minimal amount of rainfall occurred and the resulting discharge was "not sufficient."

9. Consistent with Condition D.4.f., the Developer reportedly meets with HART officials "at time routes are established" to discuss transit amenities and scheduling.

10. In accordance with Condition D.6.a., the Developer submitted a *Comprehensive Emergency Management Plan* in March 2012. As obligated by Condition D.6.e., the Developer anticipates providing the payment of $224,718 shelter mitigation fee (or alternative mitigation acceptable to the Hillsborough County OEM) prior to construction plan approval of Residential development within Waterset South.

11. Upon receipt of request from the School Board and Hillsborough County Fire Rescue, respectively, the Developer shall convey: two 15-acre school sites [Condition D.15.]; and a minimum of 1.2 acres for construction of a future fire station facility [Condition D.16.c.].

DEVELOPER OF RECORD

The following parties remain jointly responsible for adhering to the conditions of the Development Order:

NNP Southbend II, LLC 777 S. Harbour Island Blvd., Suite 320 Tampa, FL 33602	Suburban Land Reserve, Inc. 79 S. Main Street, Suite 500 Salt Lake City, UT 84111

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. While it appears that one of the above-recognized Developer of Record has changed (from Property Reserve, Inc. to Suburban Land Reserve, Inc.), please note that per Subsection 380.06(19)(e)2.a., F.S., officially changing the name of the developer, owner and/or monitoring official requires *"an application to the local government to amend the development order in accordance with the local government's procedures for amendment of a development order."* Such modification could easily be accommodated in association with the pending Notice of Proposed Change application. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.